



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 219657

Certified that the document is examined & registered. The signature sheet/sheet's & the encasement sheet/sheet's attached with this document's are the part of the document.

Sub-Registrar,
Calcutta, New Town, North 24 Parganas.

18 FEB 2013

DEED OF SALE

THIS INDENTURE is made on this the 18th day of February TWO THOUSAND THIRTEEN of the Christian Era BY AND BETWEEN (1) SRIMATI CHARU CHAKRABORTY wife of Sri Sandip Chakraborty, by faith - Hindu, by Occupation - Housewife, (2) SRI RAJA CHAKRABORTY son of Sri Sandip Chakraborty, by faith - Hindu, by

Contd.....2.

Contd.....3.

85464

29 NOV 2012

PRIYARAJ DUTTA	
Advocate	
High Court, Kolkata	
File No.	165/355
P.A.	
A. BANERJEE	
L.S. VENDOR (O.S.)	
KOLKATA-700 001	



Shyamal Kanti Ghosh
* Late Binode Behari Dey
AC-118, Krishnapur, Baranagar, Kolkata
Site in charge of Construction Company

Additional District Registrar
Calcutta, New Town, PO Box 64, Kolkata

18 FEB 2013

Occupation – Service and (3) SRI SUBHAS CHAKRABORTY son of Sri Sandip Chakraborty, by faith – Hindu, by Occupation – Service, all by Nationality - Indian, all residing at Krishnapur Baroaritola, Police Station – Baguiati, Kolkata - 700102, District North 24 -- Parganas, hereinafter jointly referred to and called collectively as 'THE VENDORS' (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators and legal representatives) of the ONE PART.

- A N D -

SRIMATI MINATI SAHA wife of Sri Sankar Kumar Saha, by faith – Hindu, by Occupation – Business, by Nationality - Indian, residing at 34/1, Bangur Avenue, Block – "B", Police Station – Lake Town, Kolkata - 700 055, District North 24-Parganas, hereinafter referred to and called as 'THE PURCHASER' (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include her heirs, executors, administrators and legal representatives) of the OTHER PART.

WHEREAS the Owners hereto are absolutely seized and possessed of or otherwise well and sufficiently entitled to 'ALL THAT piece or parcel of Sali land measuring 1 cottah 0 chittack 0 square feet be the same a little more or less lying and situate at Municipal Holding No., Krishnapur Baroaritola, Police Station - Baguiati, Kolkata - 700 102, District North 24-Parganas, Ward No. 35, R. S. Dag No. 3660, R. S. Khatian No. 1063, J. L. No. 117, R. S. No. 180, Touzi No. 228/229, Mouza – Krishnapur, Additional District Sub-Registrar Office, Rajarhat, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality, more fully and particularly mentioned in the Schedule set out

Contd.....3.

herein below referred to as "the said premises" by way of outright purchase against valuable consideration from the erstwhile Owners namely SRI DULAL ROY KARMAKAR, SRI DILIP ROY KARMAKAR AND SRI PRADIP ROY KARMAKAR by or under a Deed of Conveyance dated 29.01.2003 and registered with the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, Kolkata and recorded therein being Book No. 1, Volume No. 159, Pages -- 99 to 115 and Deed No. 2616 for the year 2005.

AND WHEREAS after obtaining the said premises by way of outright purchase the Owners herein mutated their names in the records of Rajarhat - Gopalpur Municipality as true, lawful and absolute Owners thereof.

AND WHEREAS the Vendors herein are in absolutely and uninterrupted possession of the said premises just after obtaining the same by way of outright purchase.

AND WHEREAS the Vendors herein thus are absolutely seized and possessed or otherwise well and sufficiently entitled to having right, title and interest of whatsoever in nature in the said premises ALL THAT piece or parcel of Sali land measuring 1 cottah 0 chittack 0 square feet be the same a little more or less lying and situate at Municipal Holding No.
....., Krishnapur Baroaritala, Police Station - Baguiati, Kolkata - 700 102, District North 24-Parganas, Ward No. 35, R. S. Dag No. 3660, R. S. Khatian No. 1063, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, Mouza -- Krishnapur, Additional District Sub-Registrar Office, Rajarhat, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality, hereinafter referred to as "THE SAID PREMISES" more fully and particularly described in the schedule set out herein below and delineated in the map or plan in red colour annexed hereto:

Contd.....4.

The Vendors have represented to the Purchaser as follows :-

- a) That excepting the Vendors nobody else has any right, title, interest, claim or demand whatsoever or howsoever over and in respect of the said Premises.
- b) That the said Premises is free from all encumbrances, charges, liens, lispens, attachments, Mortgage, Power of Attorney, trusts, whatsoever or howsoever.
- c) That the Vendors have not entered into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said premises.
- d) That the said Premises is not subject to any notice of acquisition or requisition.

Relying on the aforesaid representations and believing the same to be true the Purchaser has agreed to purchase and acquire and the Vendors have agreed to sell and transfer **ALL THAT** piece or parcel of Sali land measuring 1 cottah 0 chittack 0 square feet be the same a little more or less lying and situate at Municipal Holding No., Krishnapur Baroaritala, Police Station - Baguiati, Kolkata - 700 102, District North 24-Parganas, Ward No. 35, R. S. Dag No. 3660, R. S. Khatian No. 1063, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, Mouza – Krishnapur, Additional District Sub-Registrar Office, Rajarhat, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality. The land is free from all encumbrances, charges, liens etc. whatsoever or howsoever at or for a total consideration of Rs.3,00,000/- (Rupees Three Lacs) only who hereby confirm the same for sale by signing this Deed of Conveyance hereof forever.

Contd.....5.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said representations, declarations and confirmations of the Vendors and in consideration of the sum of Rs.3,00,000/- (Rupees Three Lacs) only of true and lawful money of the Union of India in hands of the **VENDORS** paid by the **PURCHASER** at or before the execution of these presents the receipt whereof the Vendors doth hereby admit and acknowledge from the payment of the same and every part thereof and by signing the memo of consideration admit, acknowledge, release and forever discharge the Purchaser the receipt of the said total amount of consideration money, the Vendors doth hereby grant, convey, transfer, sell confirm and assign unto the Purchaser **ALL THAT** piece or parcel of Sali land measuring 1 cottah 0 chittack 0 square feet be the same a little more or less lying and situate at Municipal Holding No., Krishnapur Baroaritala, Police Station - Baguiati, Kolkata - 700 102, District North 24-Parganas, Ward No. 35, R. S. Dag No. 3660, R. S. Khatian No. 1063, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, Mouza - Krishnapur, Additional District Sub-Registrar Office, Rajarhat, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality **TOGETHERWITH** all paths ways passages water courses drains compounds and all manner of former and other rights liberties easement privileges advantages appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in anyway appertaining thereto or which the same or any part thereof or usually held occupied used or enjoyed or reputed to belong or appertaining thereto and the **REVERSION OR REVERSIONS REMAINDER OR REMAINDERS AND ALL THE** rents issues and profits thereof **AND ALL THE ESTATE RIGHT TITLE INTEREST** inheritance

Contd.....6.

use property possession claim and demand whatsoever both at law and in equity of the Vendors into upon and in respect of the said premises and every part thereof herein comprised and hereby granted sold transferred and conveyed and every part thereof.

TO HAVE AND TO HOLD in respect of the said premises being ALL THAT piece or parcel of Sali land measuring 1 cottah 0 chittack 0 square feet be the same a little more or less lying and situate at Municipal Holding No., Krishnapur Baroaritala, Police Station - Baguiati, Kolkata - 700 102, District North 24-Parganas, Ward No. 35, R. S. Dag No. 3660, R. S. Khatian No. 1063, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, Mouza -- Krishnapur, Additional District Sub-Registrar Office, Rajarhat, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality, more fully described in the schedule hereunder thereby sold conveyed transferred and assigned of otherwise assured or intended so to be unto and to the use of the Purchaser absolutely and forever THE VENDORS doth hereby covenant with the PURCHASER as follows :-

- a) That notwithstanding any act deed or thing done committed or knowingly suffered by him to the contrary the Vendors are lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby sold conveyed transferred and assigned as an absolute and indefeasible estate equivalent thereto free from all encumbrances whatsoever and that the Vendors have full power and absolute and indefeasible right and authority to sell grant convey and transfer of the said premises unto the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

Contd.....7.

- b) That it shall be lawful for the Purchaser at all times hereafter peacefully and enjoy the said premises and receive the rents issues and profits thereof without any hindrance interruption disturbances claim or demand whatsoever by the Vendors or any person or persons claiming any estate right, title and interest from under through or in trust for the Vendors and freely and clearly and absolutely acquitted exonerated and forever discharges or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of and from against all charges and encumbrances whatsoever made done executed or occasioned by the Vendors.
- c) The Vendors and all person claiming any right title or interest in the said premises through from under or in trust for the Vendors shall and will from time to time hereafter at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts deeds and things, whatsoever for further and more perfectly conveying and assuring the said premises and every part thereof hereby granted unto the Purchaser as may be reasonably required according to the true intent and meaning of this deed and it shall be lawful for the Purchaser at all times hereafter to move pass and re-pass leading to and out of the said premises and lay down drains, sewerage, gas, electric, telephone lines, water connection pipes in and under the said Premises.

THE VENDORS doth hereby further covenant with the Purchaser that the Vendors shall hand over the original copy of title Deed and up to date tax receipt for the purpose of completion of sale of the said premises

Contd.....8.

to the Purchaser for her true, scope, information, effect and record thereof for proving the bonafide title of the Vendors in all respects whatsoever in nature. It is made clear herein that the Vendors, shall upon receipt of the full consideration amount of Rs.3,00,000/- (Rupees Three Lacs) only and after the sale of the said premises to the Purchaser, has no further claim and demand whatsoever and the Purchaser shall be treated as the true lawful and absolute Vendors in respect of the said premises after the registration of this present Deed of Conveyance.

The Purchaser doth hereby covenants with the Vendors that after registration and transfer of peaceful possession of the said premises to the Purchaser, the Vendors shall be relieved of any liabilities towards the Purchaser in respect of the said premises forever and shall have no further obligations to the Purchaser forever in respect of the said premises hereinafter.

THE SCHEDULE ABOVE REFERRED TO

(T H E L A N D)

ALL THAT piece or parcel of Sali land measuring 1 cottah 0 chittack 0 square feet be the same a little more or less lying and situate at Municipal Holding No. Krishnapur Baroaritala, Police Station - Baguiati, Kolkata - 700 102, District North 24-Parganas, Ward No. 35, R. S. Dag No. 3660, R. S. Khatian No. 1063, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, Mouza - Krishnapur, Additional District Sub-Registrar Office, Rajarhat, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality with the right of use of common passage, which is butted and bounded as follows:-

ON THE NORTH : By land of R. S. Dag No. 3660.
ON THE SOUTH : By 12' feet common passage.

Contd.....9.

ON THE EAST : By the land of Minati Saha.

ON THE WEST : By land of R. S. Dag No. 3661.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals and signed on the day of the month and year first above written.

SIGNED AND SEALED AT KOLKATA

IN THE PRESENCE OF :

WITNESSES:

1. 1464/143/12



By the pen of Shyamal Kanti Dhal
Chame Chakrabarty.

Rita Chakrabarty

Subhash Chakrabarty

THE VENDORS.

2. Shyamal Kanti Dhal

Minati Saha.
THE PURCHASER.

Drafted and Identified by me :

Priya Das Datta - Advocate.
Bar Association, Room No. 1,
High Court, Kolkata.
Enrolment No. WB/355/80.



Admitted and acknowledged by the Vendors
hereto that the within mentioned sum of
Rs.3,00,000/- (Rupees Three Lacs)
Only have been received by within named
Vendors in the manner mentioned within from
the within named **PURCHASER** being the
consideration money in full and final as per
memo below :-

Rs.3,00,000.00

MEMO OF CONSIDERATION

1. By Cash paid on different dates.

Rs.3,00,000.00

Total : Rs.3,00,000.00

(Rupees Three Lacs only).

WITNESSES

1. *[Signature]*
श्रीमती सुशमा धाली -
पता - 700102.

2. Shyamal Kanti Dhal -
AC-118, Krishnapur Saroditala
Kot-700102.

By the pen of Shyamal Kanti Dhal:
Charu Chakrabarty.

[Signature]
Subhash Chakrabarty

SIGNATURE OF THE VENDORS.

UNDER RULE 44A OF THE I.R. ACT 1908
SPECIMEN FOR TEN FINGERPRINT

Signature of the
Presentants/Executants
with photograph.

Sl.
No.

Minoti saba 					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

ATTESTED :-

Py the penob Shyamal Kanti Ghosh Chandra Chakraborty 					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

ATTESTED :-

Raj Chandra Swait 					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

ATTESTED :-

UNDER RULE 44A OF THE I.R. ACT 1908
SPECIMEN FOR TEN FINGERPRINT

Signature of the
Presentarits/Executants
with photograph.

Sl.
No.

Subhash Chakravarty 					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little

ATTESTED :-

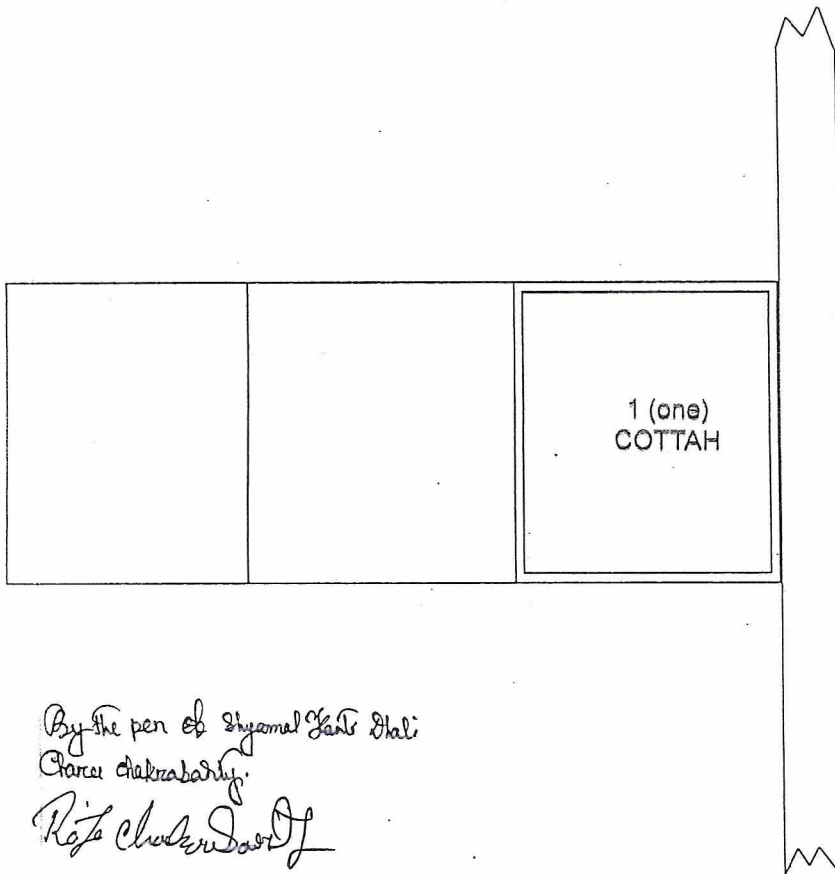
Little	Ring	Middle (Left)	Fore Hand)	Thumb	
Thumb	Fore	Middle (Right)	Ring Hand)	Little	

ATTESTED :-

Little	Ring	Middle (Left)	Fore Hand)	Thumb	
Thumb	Fore	Middle (Right)	Ring Hand)	Little	

ATTESTED :-

SITE PLAN OF AT MOUZA KRISHNAPUR, GL. NO. 17, R.S. - 180,
R.S.DAG NO. - 3660, R.S. KHATIAN - 1063, TOUZI NO. - 228 / 229. ,
WARD NO. - 35. P.S. - BAGUIATI,
UNDER RAJARHAT GOPALPUR MUNICIPALITY.



By the pen of Sijamal Saini Dali
Chandu Chakrabarty

Raj Chakrabarty

Subhash Chakrabarty

VENDOR

Minati Saha

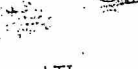
PURCHASER

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 02245 / 2013, Deed No. (Book - I , 02056/2013)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Minati Saha 34/1 Bangur Avenue Block- B, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	 18/02/2013	 LTI 18/02/2013	Minati saha. 18.2.13

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Charu Chakraborty Address -Krishnapur Baroaritala, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 18/02/2013	 LTI 18/02/2013	By the per of Shyamal kanti Shaha Charu Chakraborty.
2	Raja Chakraborty Address -Krishnapur Baroaritala, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 18/02/2013	 LTI 18/02/2013	Raja Chakraborty
3	Subhas Chakraborty Address -Krishnapur Baroaritala, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 18/02/2013	 LTI 18/02/2013	Subhas Chakraborty
4	Minati Saha Address -34/1 Bangur Avenue Block- B, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 18/02/2013	 LTI 18/02/2013	Minati saha.

Name of Identifier of above Person(s)
S K Dhali
A C -118 Krishnapur Barowaritala, District:-North
24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date
Shyamal Kanti Shaha

(Debasish Dhar)
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 02056 of 2013
(Serial No. 02245 of 2013)

On 18/02/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 8803.00/-, on 18/02/2013

(Under Article : A(1) = 8789/- ,E = 14/- on 18/02/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-8,00,000/-

Certified that the required stamp duty of this document is Rs.- 48020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 48000/- is paid , by the draft number 907034, Draft Date 16/02/2013, Bank : State Bank of India, P.B.B. KANKURGACHI, received on 18/02/2013

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.45 hrs on :18/02/2013, at the Office of the A.D.S.R. RAJARHAT by Minati Saha ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 18/02/2013 by

1. Charu Chakraborty, wife of Sandip Chakraborty , Krishnapur Baroaritala, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : House wife
2. Raja Chakraborty, son of Sandip Chakraborty , Krishnapur Baroaritala, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Business
3. Subhas Chakraborty, son of Sandip Chakraborty , Krishnapur Baroaritala, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Service
4. Minati Saha, wife of Sankar Kr Saha , 34/1 Bangur Avenue Block- B, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Business

18 FEB 2013

(Minati Saha, New York, Bangladesh)

Additional District Sub-Registrar

EndorsementPage 1 of 2

18/02/2013 14:19:00



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 02056 of 2013

(Serial No. 02245 of 2013)

Identified By S K Dhali, son of Lt B B Dhali, A C -118 Krishnapur Barowarital, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar

18 FEB 2013

18 FEB 2013
Additional District Sub-Registrar
Endorsement Page 2 of 2

18/02/2013 14:19:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 10471 to 10488
being No 02056 for the year 2013.



(Debasish Dhar) 18-February-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal